

Harbour Prospect

32 Hurst Hill, Lilliput BH14 8LF

Guide Price £285,000 Share of Freehold

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Property Summary

A superbly positioned first floor apartment with generous accommodation, bright with lots of natural light and a wonderfully private balcony overlooking well-tended communal gardens. The property has an impressive living/dining room with doors opening to the balcony, and the modern fitted kitchen has a true feeling of space courtesy of a large half-height opening to the living/dining room. Situated close to the amenities of Lilliput and the nearby yacht clubs, this property enjoys an enviable location and is only a short stroll from the stunning viewpoints over Poole Harbour that can be enjoyed from Evening Hill.



Key Features

- Bright first floor apartment with lots of natural light
- Entrance hallway with generous storage
- Living/dining room
- Modern fitted kitchen
- Two large double bedrooms with wardrobes
- Bathroom
- Private balcony
- Garage
- Communal Gardens
- Convenient location close to local amenities & the award-winning beaches at Sandbanks
- No forward chain



About the Property

The property is approached via a communal hallway which has both stairs and an elevator that rises to the first floor. On entering the property, the private hallway has an airing cupboard, two further large storage cupboards and there is also a guest cloakroom accessed from the hallway. The guest cloakroom has strong potential to easily convert to a shower room allowing both bedrooms to be serviced by individual bathrooms.

Double doors open from the hallway to an impressive bright living/dining room which has a feature fireplace and a door opening to a private retained balcony where there is plentiful room for seating and alfresco dining. The modern fitted kitchen whilst separate to the reception has an open plan feel courtesy of a large opening between the two rooms. The kitchen is comprehensively fitted with a range of units and appliances and a breakfast bar allows for in-kitchen dining.

Both of the bedrooms are large doubles with fitted wardrobes, and they are serviced by a bathroom which also has a large storage cupboard. The retained balcony has wonderful views over the communal gardens and to the rear of the development there is a private garage.

We feel this is a superb property as either a main residence or second home for buyers wanting to be moments from the open water of Poole Harbour.

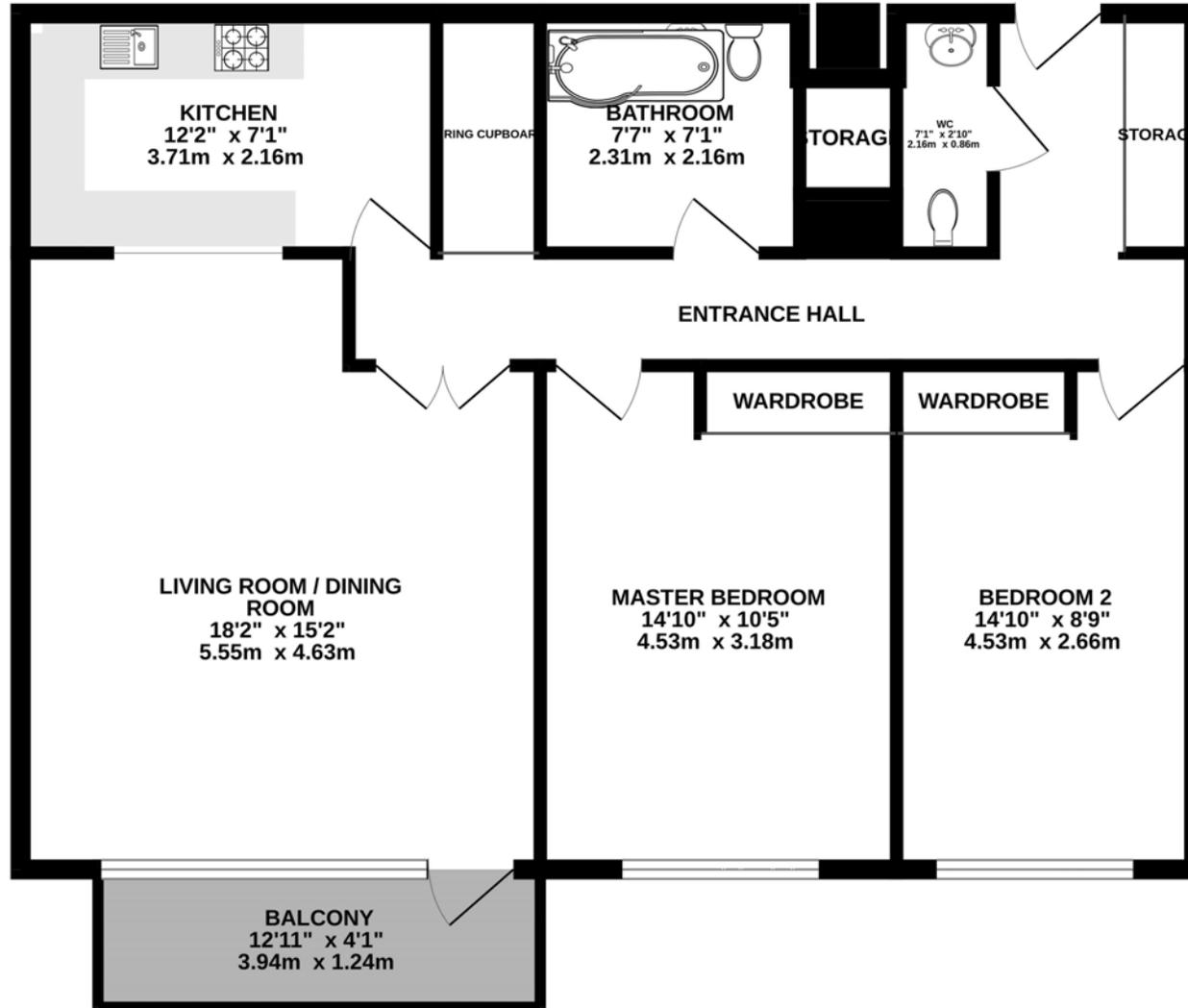
Tenure: Share of Freehold

Service Charge: Approximately £2,200 per annum

Council Tax Band: D

Notes: The development is for the exclusive enjoyment of residents therefore pets and holiday lets are not permitted.

GROUND FLOOR





About the Location

Lilliput village is located approximately one mile from the award-winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express, award-winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops. There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth.

The Sandbanks Peninsula offers the chain ferry to Studland as well as miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

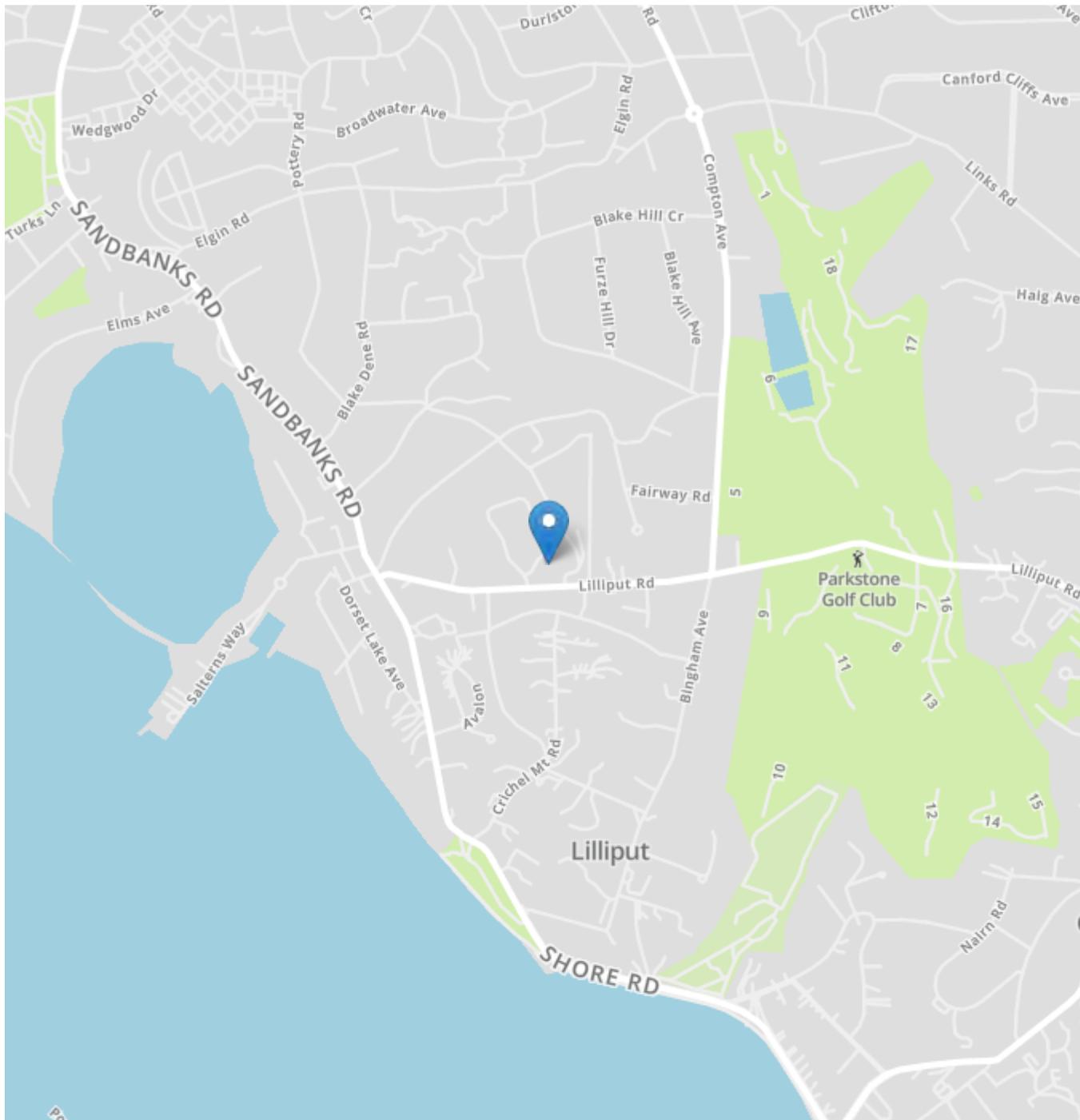


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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